

ADDENDUM No. 7
Request for Competitive Sealed Proposals (CSP)
21CSP037 Renovations at Bedichek Middle School

October 14th, 2020

Received by bidder:

Date: _____

Name: _____

Signature: _____

Item 1: Questions and Answers

Item 2: Revised Drawings and Specifications

Item 1:

Q: Refer to Page 58 of construction contract agreement: Will a full time safety manager be required to be on site for the duration of this this project?

A: In reading the information I did not see, where it states that a Safety Representative must be at the job site for the duration of the project. However, it does detail the duties and responsibilities of the Safety Representative. Those duties /responsibilities will need to be adhered to as specified on page 58 within the General Conditions of Construction published in the project manual.

Q: Refer to Page 13 of construction contract agreement: Will a full time site project manager be required for this project?

A: When any work or workers are on site a project manager or project superintendent will be required to be on site per the General Conditions of the Contract for Construction.

Q: Will an office trailer be required for this project or can we set up a temporary office inside the existing building?

A: An office trailer will not be required. A space at the campus will be provided for a temporary office.



Q: Will a flash drive be required for us to turn our proposal after bid time? Bid checklist item #14 requires it.

A: A Flash Drive is not required at the this time. As stated on the Coversheet "Any contradicting submission information later in this document should be disregarded. Please refer to this page for all current submission requirements due to COVID-19."

Q: The bid form indicates the date substantial completion needs to be achieved by is 8.6.21. When is the anticipated start or notice to proceed date of construction?

A: Anticipated notice to proceed will be December 15, 2020. The anticipate start date will be June 5, 2021. The civil scope, abatement and crawlspace repairs could possibly start prior to June 5 but would need to be coordinated with school day to day operations; work may need to occur after normal school hours.

Q: Where are the descriptions for the alternates shown on the bid proposal form?

A: Phases shown and described on the cover sheet are to be bid as alternates. Refer to specification section 01 23 00 - Alternates. Alternates correspond to the phases listed on the Drawings Cover Sheet G0.00.

Q: Drawings Cover sheet indicates for the bidder to provide a breakout pricing for all phases. Please clarify this requirement? The bid form does not have a format for phased pricing.

A: Phases shown and described on the cover sheet are to be bid as alternates. Refer to specification section 01 23 00 - Alternates. Alternates correspond to the phases listed on the Drawings Cover Sheet G0.00.

Q: Drawing cover sheet request a unit price to replace any chilled / hot water piping uncovered by base bid abatement work? Clarify pipe size, location, for this unit pricing. Each location, pipe size and condition can vary.

A: Please see drawing M2.2.1 Phase 1 & 2 for chilled and hot water piping routing for pipe sizes. Condition of existing piping will not be known until existing insulation has been abated. Provide a total (material + labor costs) unit price per foot should any existing piping need to be replaced.

Q: Drawing cover sheet indicates that the fire alarm system upgrades are not included. Do we exclude all fire alarm work for the project?

A: The fire alarm system upgrade has already been completed. Some system devices may need to be added or relocated to accommodate construction needs.



Q: To provide the BIM modeling referenced in the specifications. Will the architect or owner be providing digital CAD or BIM files? Section 013100 of the specifications item 1.8 A and B conflict on what will be furnished.

A: CAD files will be provided by design team as requested.

Q: Is the value of the permit available so we can include in our proposal?

A: Permitting is being handled by Austin ISD through Austin Permit Services. Austin ISD will pay the permit fee directly to the City of Austin.

Q: Please clarify if the roof scupper connection detail on sheet C501 applies to all the locations with Note 1 on sheet C401 or just the new downspout to storm sewer pipe locations? Are they required where existing downspouts are located going into existing storm to remain?

A: Yes, it applies to all downspouts with Keyed Note 1. ALL downspouts are to be cleared and flushed. Any down spouts that daylight above grade are to be connected to an existing or proposed underground storm system, unless it is noted otherwise.

Q: Sheet C300- Shows some areas that are hatched at the South side of the Building A, that indicate "Vegetation & debris removal.". However, Sheet C401 does not call for re-grade at the same locations. Please clarify if it is needed?

A: No, not south of Building A. The vegetation and debris removal in this area is primarily for pest management. The existing grade appears sufficient to provide positive flow away from building without modifications or regrading.

Q: Will any of the existing trees being protected require tree fertilization before or after construction?

A: No.

Q: How can we have an onsite walk-thru with subcontractors to review the existing conditions below the slab, in the building, etc.?

A: An additional site visit had been scheduled on October 12th per Addendum #6. No plans for another visit are scheduled.

Q: 8/a2.5 – Calls for a new door that is not listed on the door schedule. Please clarify if required?

A: New door is required. Door and hardware to match existing campus door style and hardware.

Q: Note 5 on Sheet G0.01 calls for “intake Grates”. Please clarify what size and specification are required. Other areas of the drawings call for new fan at these location

A: The intake grates are existing to remain and are shown on M2.1.1. For the new crawl space exhaust fan under the stairs, the louver size will be based upon the exhaust fan that is ultimately submitted on and installed. The opening is manufacturer-specific and it is called for the fan manufacturer to provide an intake hood and wall housing. There’s not a “stand alone louver”.

Q: Addendum #2 issued some older dated sheets from October 2019 and indicate “Preliminary -For Review Only”. The bid set sheets issued are dated September 2020. Please clarify which set we need to be pricing?

A: Disregard Addendum No. 2; is has been superseded by Addendum No. 4.

Q: Do we need to do any irrigation repairs or rework at the regrading areas. Did not appear any irrigation exists.

A: Existence of irrigation is not known and repairs to any existing infrastructure is not being proposed for this project. Please refer to Special Contractor Revegetation/landscaping notes on Sheet C100 regarding warranty items and temporary irrigation for permanent erosion controls.

Q: Will the entire areas where the base bid work and the “Phase” or “Alternate” work is to take place, be turned over to the general contractor all at one time, or is there a phasing schedule date each area will be turned over to the contractor to begin work? If there is a phasing schedule with dates please provide.

A: The Phase/Alternate work will be turned over the the General Contractor at one time following determination by AISD as to what scope will be included in the project. Alternate pricing will help provide input on what scope is included.

Q: Addendum #2 – Asbestos Scope Questions: Page 2 of the guide – Gives options to abatement contractor to contain or remove various asbestos containing materials. Says it is per the district’s discretion. Please clarify which the district prefers? Removal or containment.

A: Disregard Addendum No. 2; is has been superseded by Addendum No. 4.

Alternate No. 6 –Phase

At the discretion of the District, the pipes may be enclosed in plastic prior to the concrete spalling and cracking structural repairs within the crawlspace. If this option is selected by the District, the contractor will enclose the pipes with plastic instead of



removing the ACM pipe insulation. Subsequently, the contractor will remove the plastic or leave the plastic in place when the structural repairs are complete at the discretion of the District.

Q: At the walk-thru it was discussed to reposition and reset downspouts around the entire buildings. The plans do not address this issue except at the new tie-ins to storm.

A: This scope was not included in the final bid set.

Q: Sheet G0.01 notes 7 regrading areas do not correspond with the C400 and C401. Sheet G0.01 note 7 shows more areas that require regrading. Please clarify.

A: Please refer to Sheets C400 and C401 for greater specificity of required grading areas.

Q: Is there a specification for the required louver vent called for on sheet A2.01?

A: The intake grates are existing to remain and are shown on M2.1.1. For the new crawl space exhaust fan under the stairs, the louver size will be based upon the exhaust fan that is ultimately submitted on and installed. The opening is manufacturer-specific and it is called for the fan manufacturer to provide an intake hood and wall housing. There's not a "stand alone louver".

Q: Sheet A3.01 shows an area shaded in gray that calls for new ceiling tile / grid per the legend. The area does not match what is called to be removed on the enlarged RDP details on sheet A3.02. Please clarify which drawing takes precedence or if additional area needs to be shown on sheet A3.02?

A: Ceiling tile and grid to be demolished and installed per enlarged details on sheet A3.02.

Q: Cover sheet of the drawings note 4 on Scope Outline indicates to replace soil retainers. Please clarify the scope of work for this item. Drawing do not indicate size / location of retainers to be replaced.

A: Soil retainer replacement has not been included in the scope of work.

Q: Sheet S100 has a callout that indicates "Spray Covered". Please clarify if that is an existing condition or something needs to be sprayed on the structure below?

A: This area of the foundation was covered with spray foam and not included in repair.



Q: Foundation plan identifies new 5" and 6" concrete slabs- please provide a detail showing reinforcement and how they tie into the existing. We are also assuming these are new- please confirm

A: The 5" and 6" slabs are existing cast-in-place concrete slab areas to remain.

Q: Beam and web reinforcement and concrete repair- please have architect provide a step by step repair procedure- how much rebar do we cut out? How much concrete do we demo? Or do we leave all existing in place and wrap with the Sika fiberglass wraps. We need some sort of guidance to ensure bidders are pricing accurately and the same

A: Please reference structural notes and specifications.

Q: Is access available for all the new slabs and topping slabs concrete to be pumped in or will it all be required to be mixed onsite?

A: Access varies across the crawl space, and specifics to be determined by contractors' site visit. For new equipment pads, concrete will need to be mixed on site.

Q: Do I need 5 HUB subcontractors per scope of work? (100+ subs) or Do I need 5 subcontractors from each minority group for the project? (Asian, Hispanic, African-American, Women owned) (20-25 subs)

A: You will need to contact 5 subcontractors per ethnic category - Asian/Native American, Hispanic, African American and WBE. That would be a total of 20 firms to contact by two methods - phone, fax and/or mail. You must contact the firms listed on the HUBATT 2 availability list - a minimum of 20 but you are welcomed to contact all firms shown. If you meet the goal in any/all designated category(s) you are not required to submit Good Faith Effort documentation. In any category where you do not meet the goal you will need to contact (5) firms and give them an opportunity to respond to the bid.

Q: Do all HUB subs need to be off of the list you provided? Or can they be located anywhere in Texas?

A: You have the right to select any subcontractor to include on your team. They can be located anywhere - there is no restriction to being located in Texas. However, for the purpose of Good Faith Effort, you must reach out to the firms listed on the HUBATT 2 provided. The firms listed are HUB certified in the state of Texas and we accept their certification as a part of our compliance guidelines. Note: If your subs are located anywhere in Texas you would need to confirm if they are HUB certified or non-certified. If they are certified with the city of Austin or State of Texas then they can be listed as a HUB and counted towards your proposed goal. All of this is outlined on the Compliance



Checklist form HUBATT 1A. I available to answer any additional questions.
If you need further clarification you can contact me at 512-414-3136.

Q: Can a revised bid form in PDF or Word be provided that does not have comment column pop up on the right hand side of the page?

A: A revised PDF was provided in Addendum #5.

Q: Note 4 on G0.01 indicates needing to “Reinforce/Repair the underside of concrete deck.” Please provide design requirements for reinforcing noted.

A: This should be part of the contractor's submittal - reference structural notes Sheet S001

Q: Regarding Detail 2&3/S100 and “Estimated Repair Quantities for CEE Joists” table on S100, please provide clarification of which types of repair need CFRP and the associated design criteria. Also, please clarify if the unit of measure in the table noted should be “Length (SF)”.

A: Length as measured in linear feet (perpendicular to the joist cross-section).

Q: Please provide concrete repair details associated with each concrete repair type 1-4 identified on S100.

A: This should be part of the contractor's submittal - reference structural notes Sheet S001

Q: Please provide performance criteria for the CFRP.

A: Reference listed specifications.

Q: Please provide as-built drawings.

A: As-built drawings will be provided by Austin ISD to the awarded team.

Q: I was wondering if there’s any abatement needed at Bedichek?

A: The abatement required for the project has not been completed. The abatement specifications can be found in addendum no. 4.

Item 2:

Revised 24 x 36 Drawings and Revised Specifications are available at <https://planroom.millerids.com/> under 21CSP037.